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To: [King, Christopher \(Law\)](#); [Robert Fox](#)
Cc: [Carr, Brian](#); [Capon, Virginia](#); [Mugdan, Walter](#); [Singerman, Joel](#); [Schaaf, Eric](#)
Subject: Draft AOC Work Schedule
Date: Wednesday, February 17, 2016 5:07:56 PM
Attachments: [Appendix B for RD AOC Draft 2-17-16pm.docx](#)

Dear Chris and Rob:

Attached is the draft schedule, with a few adjustments since the last schedule we circulated. However, there are two issues that we would like some further explanation of prior to finalizing the schedule.

First, we remain concerned by the City's position on the timing as to demolition contracting after the CP-01 design package is completed in 2017. DEP asserted at our last meeting that, for contracting reasons the City would not agree to have a contractor ready to do the demolition at the time the Property was acquired, if earlier than 2020. As gathered from Robin's discussion this was because the City generally needs a year for the contracting process and, as a result, it could be a year from acquisition until the City is ready to begin the demo and site prep on parcels 6 and 7.

For such relatively straightforward work, we need to understand why there aren't other contracting approaches the City could use. For instance, why couldn't the City potentially let out a direct demolition contract at some point after they file for the property, and include some timing flexibility as to mobilization in the bid. They could also prepare a first bid package and then, if it appears that they will not be able award that contract, prepare a second bid package that issues 6 months after the first. Issuing bids is arguably not that much of an additional expense, so doing a later back-up bid should not be overly burdensome or costly.

Could you please explain why this or other approaches (such as subcontracting) would not work? They would alleviate the possibility of substantial delays (on demolition!) and/or the need for complex coordination were EPA to take over or cause a third party to do the work.

Second, could you please explain why the task in Section 4.2 has been estimated by the City to take two years?

I'd propose that we speak about the draft AOC and the schedule either on Friday or Monday. Please send me and Brian times that the City would be available, either in person or on the telephone. Thank you.

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